



Asbestos Register

Blue Mountains City Council maintains asbestos registers (“registers”) and asbestos management plans (“plans”) relating to each of the buildings owned or occupied by the Council. The registers and plans record information about the existence and location of any known or presumed asbestos containing materials (“ACM”) within those buildings.

The Council’s governing body has adopted the Council’s corporate [asbestos-registers]Asbestos Policy, which is available on our website.

The registers and plans are in two forms. First, the Council maintains a corporate asbestos register and a corporate asbestos management plan. Second, the Council has prepared individual registers and individual plans for each building that contains or may contain ACM. Hardcopies of those individual registers and plans are held in the building concerned.

Whenever work is carried out on a Council building the hardcopy register and the hardcopy plan are each amended by hand, as required. This action ensures that Council employees or contractors who work from time to time within that building have access to accurate information about the ACM that it contains or may contain.

The electronic versions of each of the corporate plans and registers, and of the plans and registers for individual buildings, are periodically updated. However, the key documents are the hardcopy registers and the hardcopy plans for each building which must be inspected before any work is carried out on that building.

NOTES:

- (1) The Council’s electronic registers and plans are valid as dated, and ARE NOT to be relied upon as definitive records and ARE NOT to be used for reference purposes for any construction, demolition, maintenance or any other onsite works. IN ALL CASES, the onsite hardcopy building specific asbestos register and building specific asbestos management plan MUST BE CONSULTED prior to the commencement of physical works on the building concerned. While the electronic versions of the Council’s registers and plans provide guidance concerning the presence or possible presence of ACM it is the onsite hardcopy registers and plans which will remain up to date.
- (2) The Council’s electronic registers and plans relate to Council owned or managed buildings. The electronic registers and plans do not relate to structures (such as picnic shelters, bus shelters and other freestanding structures). Before any work is carried out on such structures the Council’s Hazardous Materials Team (“HMT”) MUST BE CONSULTED. The HMT may be contacted at council@bmcc.nsw.gov.au. The HMT will provide information concerning any ACM that may be present in the structure concerned.

Further information: Further information on safe asbestos management may be obtained by contacting Councils Hazardous Materials Management Team at council@bmcc.nsw.gov.au.





Asbestos Register

Resurvey Report

Asbestos Response Team



Asbestos Register Resurvey Report

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Asbestos Register Condition Inspection

| | | | | | |
|--|---|-----------------------------------|--------------|----------------|----------|
| Asset Name: | Lawson - Storage and Workshop Building (behind the Library) | Date: | 13-3-19 | RAR No: | RAR-39 |
| Asset Address: | 1 Loftus Street Lawson | Inspection Carried Out By: | Brian Ashton | HPE No: | 19/84109 |
| Are Staff/PCBU aware that there is ACM onsite? | | Yes | | | |
| Is there a copy of the Asbestos Register for this location onsite? | | Yes | | | |
| Is there a copy of the Asbestos Management Plan for this location onsite? | | Yes | | | |

| Reference Number | Sample Number | Location | | | Analysis | Risk assessment | | | | | | Additional information | | |
|------------------|---------------|--|---------------|--------|----------------------------|-----------------|-----------|------------------------|----------------------------|-----------------|-----------------------------|------------------------|---|--------------------------|
| | | Int / Ext Floor Specific Location | Material Type | Extent | Result | Accessibility | Condition | Friability of Asbestos | Sealed/ Surface Treatments | Risk Assessment | Recommended Control Actions | Labels Affixed | Additional Comments | Next Inspection due date |
| 2233 | 28781-30-1 | External Window Frame Putty | Putty | | Negative | | | | | | | | | |
| 2234 | 28781-30-2 | Internal Electrical Box Backing Board | Bituminous | 0.2m2 | Positive Cleared | 1 Low | 1 Good | 1 Non-friable | 1 Sealed | 4 Very Low | No Further Action | Yes | This Switchboard has been removed 18/04/19 - 19/100340 | 12 Months |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |



Risk Matrix

| | | |
|--|--------------|---|
| Reference Number | | Reference number as per the Asbestos Database, may also be used to label the floorplan (If no number is identified then a generic number is to be created on spot) |
| Sample number | | Sample number from previous reports that are available |
| Int / Ext Floor Specific Location | | Detail where in the building the material is referring too. (southern wall male bathroom) |
| Material Type | | Details what type of material it is (fibre cement sheeting, Plasterboard) |
| Extent | | Detail how many square metres is present |
| Analysis | | Detail what type of asbestos is present (Chrysotile, Amosite or Crocidolite) |
| Variable | Score | Example of Score |
| Accessibility | | |
| Accessible | 2 | The material is located in frequently accessible areas with potential for disturbance or the material is prone to mechanical disturbance due to routine building activity and/or maintenance |
| Non-Accessible | 1 | Routine accessibility is unlikely to cause significant deterioration, the material is located in areas with minimal or no disturbance potential or the material is adequately sealed |
| Condition | | |
| Good | 1 | <ul style="list-style-type: none"> Firmly bonded Painted or sealed Without visible cracks or damage Without associated debris Without weathering or deterioration |
| Fair | 2 | <ul style="list-style-type: none"> Unpainted or unsealed Subject to minor or infrequent weathering Friable but encapsulated (e.g. pipe lagging wrapped in plastic) Without significant visual damage or deterioration (e.g. minor cracks or frayed edges) |
| Poor | 3 | <ul style="list-style-type: none"> Un-bonded Unstable Significant damage Friable and damaged Fire damaged Visible debris Material is inaccessible Area or room is inaccessible but it is assumed to have ACMs within it |
| Friability of Asbestos | | |
| Friable | 3 | Detail the classification of the asbestos |
| Non-Friable | 1 | |
| Surface Treatment | | |
| Sealed | 1 | Refers to whether or not the material is encapsulated with a sealant such as paint, wall paper, etc. concealing its exposed surfaces. Enclosed sprays/lagging/board. (painted or encapsulated with no exposed edges) |
| Partially Sealed | 2 | Bare ACM or encapsulated lagging/spray. (Partially painted or encapsulated) |
| Unsealed | 3 | Unsealed lagging/spray/loose asbestos. (no evidence of paint or encapsulation methods used) |



Risk Assessment

The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.


| Material Assessment Score | Risk Category | Fibre Release Potential |
|---------------------------|---------------|-------------------------|
| 10 or higher | A1 | High |
| 8 – 9 | A2 | Medium |
| 6 – 7 | A3 | Low |
| 5 or lower | A4 | Very Low |
| Nil | A5 | No Risk |

| Risk Category | Control Descriptor / Control Action |
|---------------|---|
| A1 | (CA02) Restrict Access & Remove as Reasonably Practicable |
| | <ul style="list-style-type: none"> • Friable or poorly bonded to substrate, located in accessible areas. • Severely water damaged or unstable • Further damage or deterioration likely • Asbestos debris and stored asbestos in reasonably accessible areas |
| A2 | (CA01) Enclose, Encapsulate or Seal by Licensed Contractor - Re Inspect Periodically |
| | <ul style="list-style-type: none"> • Damaged material in reasonably accessible areas • Poorly bonded to substrate, with bonding achievable. • Possibility of disturbance through contact • Possibility of deterioration through weathering |
| A3 | (CA 06) Remove During Refurbishment or Maintenance. Enclose, Encapsulate or Seal by General Maintenance Contractors , Re Inspect Periodically |
| | <ul style="list-style-type: none"> • Asbestos debris or stored material in rarely accessed areas • Further disturbance or damage unlikely , other than during maintenance or service • Asbestos friction materials, gaskets and brake linings |
| A4 | (CA04) No remedial Action Re Inspect Periodically |
| | <ul style="list-style-type: none"> • Firmly bonded to substrate and readily visible for inspection • Inaccessible and fully contained • Stable and damage unlikely |
| A5 | (CA05) No Action Required - No ACM Identified |
| | <ul style="list-style-type: none"> • ACM incident cleared |

| | |
|---------------------------------|--|
| Labels Affixed | |
| Yes | Labels are present on the Asbestos |
| No | No labels are present on the asbestos |
| Additional comments | Refers to any other relevant comments that may assist with the future management of the material. You may make reference to lifting all picture frames whilst completing inspection. |
| Next Inspection Due date | Maximum 1 Year from current inspection date |



Appendix A (Photographs)

| Reference Number Int / Ext Floor Specific Location | Photographs |
|--|--|
| 2234 Eastern Shed South-eastern corner Electrical backing board |  |



Appendix B (Asbestos Control Log)

To comply with the *Work health and Safety Regulation 2017*, all actions taken to control asbestos (removed from, or disturbed, sealed or enclosed) must be recorded in the table below.

| Name | Company | Date | Works undertaken | Reference number |
|--------------|----------------|-------------|-------------------------|-------------------------|
| Brian Ashton | BMCC | 13/03/2019 | Register Review | 19/84109 |
| | | | | |
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Appendix C (Sample Results)

AIRSAFE

93 Beattie Street Balmain NSW 2041 Australia
T. 02 9555 9034 | F. 02 9555 9035
info@airsafe.net.au | www.airsafe.net.au
ABN 64 164 293 600

TEST REPORT

November 25, 2015

Blue Mountains City Council
Locked Bag 1005
KATOOMBA NSW 2780

Your Reference: Blue Mountains City Council – Stage 3
Job Number: 28781

Attention: Daniel Johnston

Dear Daniel,

In accordance with your instructions, Airsafe tested samples from the above site for asbestos content.

The following samples were processed on the dates indicated.

| | |
|----------------------------------|-------------------|
| Samples: | Sample's |
| Date of Sampling: | 07/10/15-11/11/15 |
| Date of Analysis: | 08/10/15-12/11/15 |
| Date of Preliminary Report Sent: | Not Issued |

The results and associated quality control are contained in the following pages of this report.

Should you have any queries regarding this report please contact the undersigned.

Yours faithfully
AIRSAFE OHC PTY LIMITED



Kieran White
Manager



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PROJECT: Blue Mountains City Council – Stage 3

JOB NO: 28781

| | | | |
|-------------|--|---|---|
| 28781-28-2 | Former Lawson Golf Course – Clubhouse External – Window Frames – mastic | 68x8x5mm mastic fragment | No asbestos detected |
| 28781-28-3 | Former Lawson Golf Course – Clubhouse External – Northern Perimeter – Cool Room area – external wall panel | 6x4x2mm fibreboard fragment | No asbestos detected Organic fibres detected |
| 28781-28-4 | Former Lawson Golf Course – Clubhouse External – Male Toilets – infill panel around eastern window | 10x4x2mm fibreboard fragment | Chrysotile asbestos detected Organic fibres detected |
| 28781-28-5 | Former Lawson Golf Course – Clubhouse Internal – North-eastern Room – man-hole cover | 13x3x2mm fibreboard fragment | No asbestos detected Organic fibres detected |
| 28781-28-6 | Former Lawson Golf Course – Clubhouse Internal – Female Change rooms – throughout – lower internal wall cladding | 10x4x3mm fibrous cement sheet fragment | Chrysotile asbestos detected |
| 28781-28-7 | Former Lawson Golf Course – Clubhouse Internal – Female Change rooms – toilet partition wall cladding and cover panels | 6x5x3mm fibrous cement sheet fragment | Chrysotile asbestos detected |
| 28781-28-8 | Former Lawson Golf Course – Clubhouse Internal – Male Change rooms – toilet area – internal wall cladding | 9x6x1mm fibrous cement sheet fragment | Chrysotile asbestos detected |
| 28781-28-9 | Former Lawson Golf Course – Clubhouse Internal – Male Change rooms – toilet area – toilet partition wall cladding and cover panels | 7x6x2mm fibrous cement sheet fragment | Chrysotile asbestos detected |
| 28781-28-10 | Former Lawson Golf Course – Clubhouse Internal – Male Change rooms – toilet area – Shower Area – ceiling lining | 10x5x3mm fibrous cement sheet fragment | Chrysotile asbestos detected |
| 28781-28-11 | Former Lawson Golf Course – Clubhouse Internal – Disabled Toilets – internal wall cladding | 5x3x1mm fibreboard fragment | No asbestos detected Organic fibres detected |
| 28781-28-12 | Former Lawson Golf Course – Clubhouse Internal – Lower Level Change rooms – Southern Toilet – ceiling lining | 10x8x2mm fibrous cement sheet fragment | Chrysotile asbestos detected |
| 28781-28-13 | Former Lawson Golf Course – Clubhouse Internal – Lower Level Change rooms – Southern Toilet – upper internal wall cladding | 12x7x2mm fibrous cement sheet fragment | Chrysotile asbestos detected |
| 28781-29-1 | Former Lawson Golf Course – Machinery Shed – External – Western Perimeter – gable end | 69x35x5mm fibreboard fragment | Chrysotile asbestos detected Organic fibres detected |
| 28781-29-2 | Former Lawson Golf Course – Machinery Shed – External – Western Perimeter – Electrical Box (large) – electrical backing board | 3x3x2mm bituminous backing board fragment | Chrysotile asbestos detected |
| 28781-30-1 | Lawson Depot – External – window frames – window putty | 20x13x8mm window putty fragment | No asbestos detected |
| 28781-30-2 | Lawson Depot – Storage and Workshop Building – Internal – Eastern Shed – south-eastern corner – electrical backing board | 3x2x2mm electrical backing board fragment | Chrysotile asbestos detected |
| 28781-31-1 | Queen Oak Park, Lawson – Tennis Clubhouse – External – gable end | 18x9x6mm fibreboard fragment | Chrysotile asbestos detected Organic fibres detected |
| 28781-31-2 | Queen Oak Park, Lawson – Tennis Clubhouse – External – eastern perimeter – awning lining | 13x7x3mm fibreboard fragment | Chrysotile asbestos detected Organic fibres detected |



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